

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

November 7, 2013



FP13-02: proposed Final Plat of Villa Maria Wal-Mart Addition

SIZE AND LOCATION: 51.205 acres of land out of the Zeno Phillips League, Abstract No. 45, wrapping around the northwest corner of North Harvey Mitchell Parkway (FM 2818) and West Villa Maria Road

EXISTING LAND USE: vacant land, construction site

ZONING: Planned Development – Business District (PD-B)

APPLICANT(S): Dunaway Associates, L.P.

AGENT(S): Dunaway Associates, L.P.

STAFF CONTACT: Randy Haynes, Project Planner



BACKGROUND AND ANALYSIS:

On August 14, 2012, the City Council approved a rezoning for these 51+ acres to a Planned Development – Business District (PD-B) to provide development opportunities for a regional retail center at this location. A new Wal-Mart Supercenter is currently under construction here. The proposed final plat of Villa Maria Wal-Mart Addition creates 14 lots on this acreage, including a 20+ acre lot which is surrounded by 13 outparcels, varying in size from 0.899 acres to 7.136 acres, and aligned along FM 2818 and West Villa Maria Road.

Along the western boundary of this proposed subdivision, a 4.921-acre common area is proposed to accommodate storm water detention facilities. New public water and sanitary sewer mains will be installed as part of this proposed development, in conformance with subdivision regulations. This final plat dedicates 1.868 acres of public utility easements to guarantee unencumbered maintenance access to public utilities throughout the property. All lots of this development will take shared access to adjoining roadways via joint access easements.

RECOMMENDATION:

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.